

MAIL TAX NOTICE TO
Edison Street Partners, LLC
c/o Kip Paul
Commerce CRG
170 South Main St. #1600
Salt Lake City, Utah 84101

12382528
10/5/2016 10:42:00 AM \$23.00
Book - 10484 Pg - 6379-6382
Gary W. Ott
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 4 P.

WARRANTY DEED

Order No. 5-094816

Feria Properties, L.L.C., a Utah limited liability company, as to Parcel 1; Daroca Properties, LLC, a Utah limited liability company, as to Parcels 2 and 3 a corporation organized and existing under the laws of the State of Utah with its principal office at Salt Lake City, of Salt Lake County, State of Utah, Grantor(s) hereby CONVEYS AND WARRANTS TO

Edison Street Partners, LLC, a Utah limited liability company Grantee(s)

of Salt Lake City, County of Salt Lake, State of UT, for the sum of Ten Dollars and Other Good and Valuable Consideration the following tract of land in Salt Lake County, State of UTAH, to-wit:

SEE ATTACHED LEGAL DESCRIPTION.

Parcel No.: 16-06-154-050; 16-06-154-045; 16-06-154-038

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 4th day of October, 2016.

Attest:

Secretary

Feria Properties, L.L.C., a Utah limited liability company, as to Parcel 1; Daroca Properties, LLC, a Utah limited liability company, as to Parcels 2 and 3



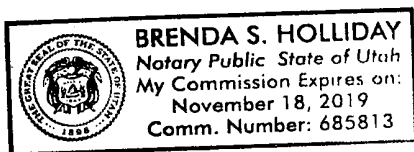
By: Ben Logue
Its: Manager

STATE OF Utah)
) SS.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 4th day of October, 2016

By Ben Logue
the Manager of Feria Properties, L.L.C., a Utah limited liability company, as to Parcel 1; Daroca Properties, LLC, a Utah limited liability company, as to Parcels 2 and 3


Notary Public
My Commission Expires: 11-18-19 Residing at: See UT



LEGAL DESCRIPTION

Order No. 5-094816

PARCEL 1:

Beginning at the Southwest corner of Lot 7, Block 56, Plat "A", Salt Lake City Survey, and running thence West 81 feet; thence North 49.5 feet; thence East 81 feet; thence North 61.67 feet; thence East 51 feet; thence South 79.02 feet; thence West 51 feet; thence South 32.15 feet to the point of beginning.

Together with one-half the vacated street abutting on the West.

Parcel No.: 16-06-154-050

PARCEL 1A:

Together with those certain rights granted in that certain Cross Easement Agreement recorded April 11, 2012 as Entry No. 11368179 in Book 10007, Page 5320.

PARCEL 2:

Commencing 50 feet South of the Northwest corner of Lot 2, Block 56, Plat "A", Salt Lake City Survey, thence East 50 feet more or less to Edison Street; thence South 18 feet; thence West 50 feet more or less to the West boundary line of said Lot 2; thence South 2 feet; thence West 29 feet; thence North 19 feet; thence East 29 feet; thence North 1 foot to the point of beginning.

Also:

Beginning at a point South 50.0 feet and East 50.0 feet and South 18.0 feet from the Northwest corner of Lot 2, Block 56, Plat "A", Salt Lake City Survey, and running thence South 1.07 feet to the South face of an old building wall; thence West along said South face 50.0 feet; thence North 1.07 feet; thence East 50.0 feet to the point of beginning.

Less and excepting therefrom that portion of subject property being described as follows:

Beginning at a point South 69.07 feet from the Northeast corner of Lot 3, Block 56, Plat "A", Salt Lake City Survey, and running thence South 0.93 feet; thence West 0.60 feet; thence North 0.93 feet; thence East 0.60 feet to the point of beginning.

Also less and excepting that portion of subject property being described as follows:

Beginning at a point South 51.0 feet and West 29.0 feet from the Northeast corner of Lot 3, Block 56, Plat "A", Salt Lake City Survey, and running thence South 19.0 feet; thence West 0.59 feet to the East face of an old building wall; thence North 0 deg. 21'43" East along said East face 19.0 feet; thence East 0.47 feet to the point of beginning.

Also less and excepting that portion of subject property being described as follows:

Beginning at a point which lies South 0 deg. 02'31" West 50.00 feet from the Northwest corner of Lot 2, Block 56, Plat "A", Salt Lake City Survey, and running thence North 89 deg. 58'22" East 50.42 feet to the West line of Edison Street, more or less; thence along said West line South 0 deg. 07'44" West 0.60 feet; thence South 89 deg. 58'22" West 50.42 feet, more or less; thence North 0 deg. 02'31" East 0.60 feet to the point of beginning.

Parcel No.: 16-06-154-045

PARCEL 3:

Beginning at a point South 69.07 feet from the Northeast corner of Lot 3, Block 56, Plat "A", Salt Lake City Survey, and running thence South 0.93 feet; thence West 0.60 feet; thence North 0.93 feet; thence East 0.60 feet to the point of beginning.

Parcel No.: 16-06-154-050